

Proposal No. 5 S. 54th and Saltillo Road

Location	Proposal
East of S. 54 th between Saltillo Road and the South Beltway	<p>Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to</p> <ol style="list-style-type: none"> 1) Change 51 acres from Agricultural to Urban Residential and from Tier II to Tier I, Priority B 2) Change 35 acres of Low Density Residential from Tier II to Tier I, Priority C
Recommendation: Approval of Priority B for the Urban Residential and with an amendment to Priority text	

Status/Description

This proposal on behalf of Todd and Lisa Hornung is to add a small area of 86 acres to the Future Service Limit. Part of the land, 51 acres, is in agricultural use presently and is proposed for future urban residential uses. This land is in a drainage sub-basin that drains naturally to the south of the future South Beltway. The applicant has submitted preliminary plans that show this land could be served by a gravity sewer, without excessive cuts or sewer depths violating city standards, to the west into a different drainage sub-basin. This sewer, would also serve approximately 35 acres of adjacent acreage subdivision.

The proposal is to amend the Planning Commission Review Edition of the 2030 Lincoln/ Lancaster County Comprehensive Plan to:

- 1) Change 51 acres of farm land from Agricultural to Urban Residential and from Tier II to Tier I, Priority B for a future urban subdivision. This land is adjacent to the South Beltway and is south of the acreage subdivision lots along Saltillo Road
- 2) Change 35 acres of existing acreage subdivision lots designated in the Plan as Low Density Residential from Tier II to Tier I, Priority C. These lots are immediately north of the proposed urban residential subdivision and are adjacent to Saltillo Road. These lots would be able to be served with sanitary sewer due to the extension of a line to serve the proposed urban residential.

Comprehensive Plan Implications

The Future Service Limit already includes 52 square miles of land for the year 2030. Excluding land that is already in use for acreage subdivisions, electrical substations, former landfill, and other public uses, there is approximately 38.5 square miles. Included in that 38.5 square miles is Hillcrest and Firethorn golf course, Pioneers and Wilderness Park. However, even excluding these uses there is approximately 32 square miles that would be available, and only 2.5 square miles of that land is in the floodplain or floodprone area. These flood areas would not be developed

with buildings, but could be integrated into developments for parks, yards and other open space uses.

Thus, there is about 29.5 square miles of land that would be generally available for development and without any floodplain or flood prone designation. This is a significant amount of land for development, plus the utilities to serve these areas will have to span an even larger area as water, sewer and roads will have to be extended to cover most of the 52 square mile Future Service Limit – which will require a significant infrastructure investment.

However, while there is not a pressing need for additional land, the small 51 acres of land south of Saltillo Road will experience development pressure during the 2030 time period. The applicant has shown that it is possible to serve this area by gravity sewer. Public Works and Utilities, Wastewater Division notes:

“There currently is no funding in the CIP for servicing this area since it is currently Tier II. However, there are projects planned for the Tier I area approximately 1 mile to the West of this area. Those sewers could be designed for increased capacity to serve this area. Converting Tier II to Tier I uses up capacity in the Salt Valley trunk line and could hasten the need for a major relief CIP in the future. This area naturally drains to the south and then to the west towards salt creek and would normally be picked up by a trunk sewer paralleling South of Bennet Rd. The proposed sewer route design by Civil Design group looks to be a feasible plan to sewer the area by gravity. There are some routing tweaks that would need to happen, especially at the North end, when actual design is to begin.

Designing a sewer in this location will effectively use the South Beltway as a North/South divider, between 58th and 27th for areas that can be served and those that cannot. With the North having service and the South none. If a South sewer alignment is not planned for as well, then requests to pump across the beltway to the North, as development fills in the beltway, will likely occur.”

The 2030 Comprehensive Plan states that

***PRIORITY AREA PLAN FOR TIER I
SETTING PRIORITIES***

“The top priority for infrastructure improvements is the existing city and areas that are currently under development. In order to provide for the orderly future growth of the city, additional land is identified in Tier I as the next area for improvement. However, the community does not have the financial resources, nor is it necessary, to provide urban services to all of the Tier I area within the next few years. So within Tier I, the community needs to prioritize areas for infrastructure improvements.

Priority A identifies a future service area of approximately 20 square miles to serve with utilities in the next six years. Developer interest exists in land in various areas which would require providing services to over 35 square miles – if financing were available. Based on population and growth projections, there is not a need for this much land in the near term. The City has developed and made public financial water and wastewater utility plans for operations and growth and the 2006 CIP based on a smaller Priority A

area. User fee increases and/or impact fees as projected for water and wastewater will require additional increases, or additional private financing if projects are added or staged earlier than previously identified.

Currently, there are not adequate funds to build needed road improvements within the city limits, much less serve Priority A or other growth areas. If the City is committed to building improvements concurrent with development, then significant additional road funds will be needed, in addition to the proposed rate increases for water and wastewater."

The Comprehensive plan designates a future bike trail along the north side of the South Beltway and that a 20' easement for the trail will be required when development proposals proceed.

Conclusion

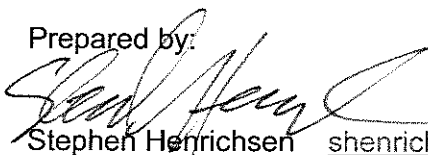
Staff recommends that the area along the South Beltway, east of 54th Street remain Priority B and C until a sanitary sewer study concludes how this area can best be served and financing is determined. Since the South Beltway may not be open until the year 2014 or later, and the city limits is more than 2 miles away, there is not an immediate need to determine the sewer route. While this area is added to the future service limit, this does not mean that the route submitted by the applicant should be used. The applicant has successfully shown one way it could be served, but there may be better and more cost effective routes.

Amend the Comprehensive Plan as follows:

1. Amend the Land Use Plan on page 17 to change 51 acres of farm land from Agricultural to Urban Residential east of S. 54th Street and north of the South Beltway as shown on the following figure:
2. Amend the Urban Growth Tiers with Priority Areas on page 27 to change 51 acres of farm land from Tier II to Tier I, Priority B and 35 acres from Tier II to Tier I, Priority C, east of S. 54th Street between the South Beltway and Saltillo Road.
3. Amend the text on the "Priority Area Plan for Tier I" on page 22 to add the following: (new text below will follow proposed additional text in Proposal #4)

...However, an area along the South Beltway, which naturally drains to the south of the South Beltway should remain Priority B or C until a sanitary sewer study concludes how this larger area can best be served and financing is addressed.

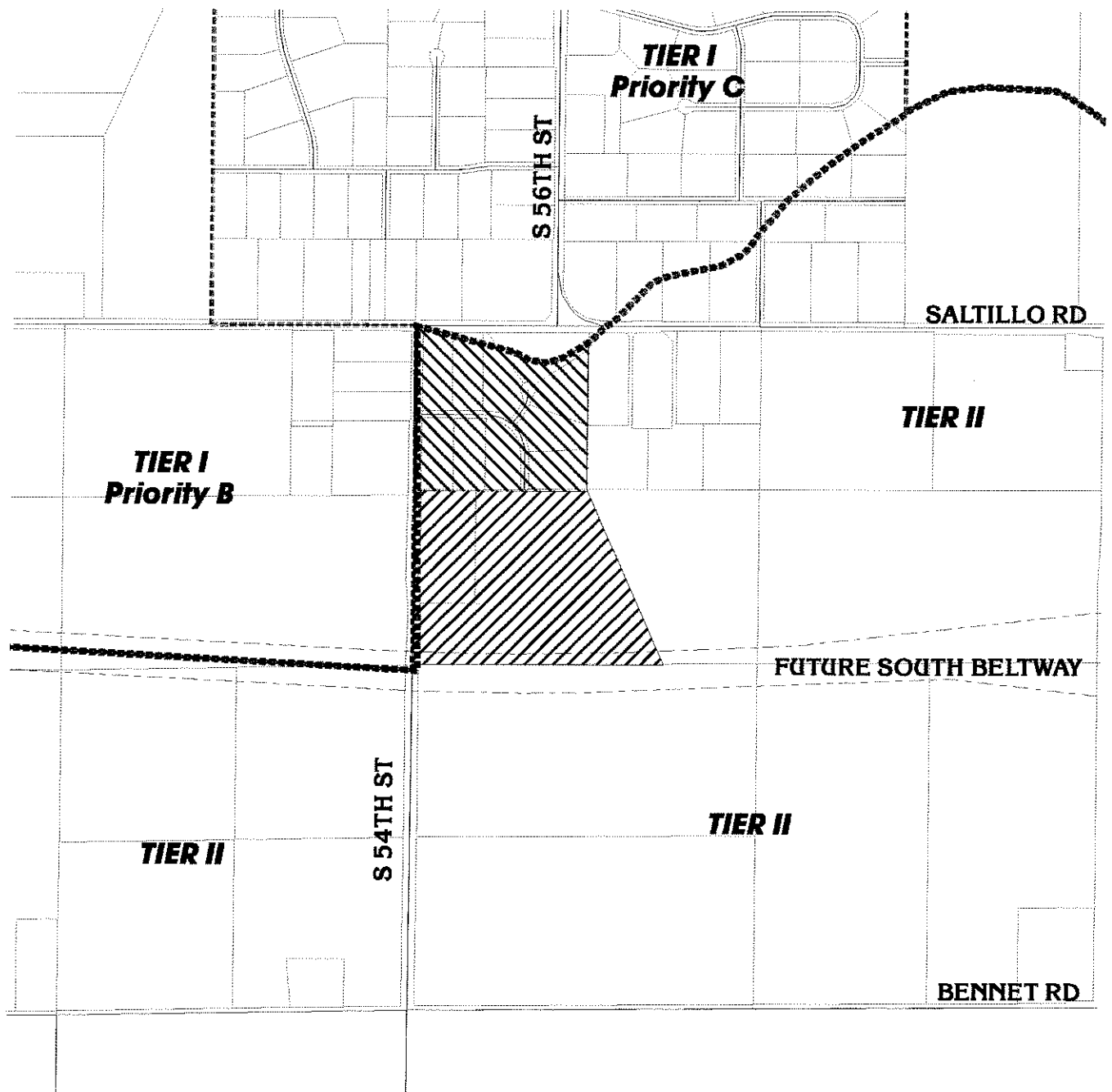
Prepared by:



Stephen Henrichsen shenrichsen@lincoln.ne.gov
Planning Department, (402) 441- 6374



Date: October 17, 2006

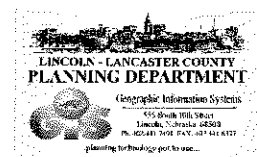
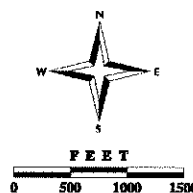
Applicant: Mike Eckert, Civil Design Group
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Lincoln, NE 68506
(402) 434 - 8494

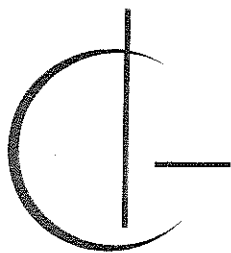


S 54th & Saltillo Rd

2030 Comprehensive Plan Proposal # 5

- ===== Future Service Limit
- Tier/Priority Boundary
-  Change from Tier II to Tier I Priority B
-  Change from Tier II to Tier I Priority C



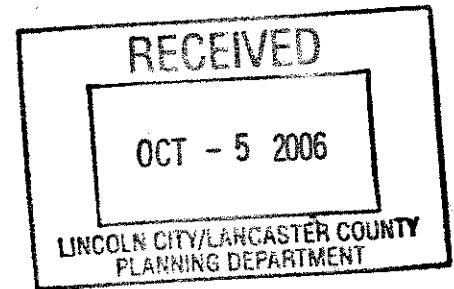


Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

October 4, 2006

Mr. Marvin Krout
Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508



Re: Comprehensive Plan Amendment – Change of designation from Tier II to Tier I – Priority B for land generally east of S. 54th Street between Saltillo Road and the South Beltway. CDG Project No. 2006-0024

Dear Marvin:

On behalf of Todd and Lisa Hornung we are requesting a Comprehensive Plan Amendment for 51 acres of their land generally located east of S. 54th Street between Saltillo Road and the South Beltway project. Enclosed you will find four sets of plans for the design and cross-section of the gravity sewer trunk line that can be extended to this property from the west. As we have discussed with staff, the termination of the Tier I - Priority B line on S. 54th Street has been an "arbitrary" line that ended there since staff was uncertain about how much land east of the road could be sewerred. We are now providing clarity to that question with the enclosed plans. Additionally, for your reference, we have attached a colored "Comprehensive Plan Amendment" exhibit the shows the exact area of land that could be gravity sewer with this trunk line.

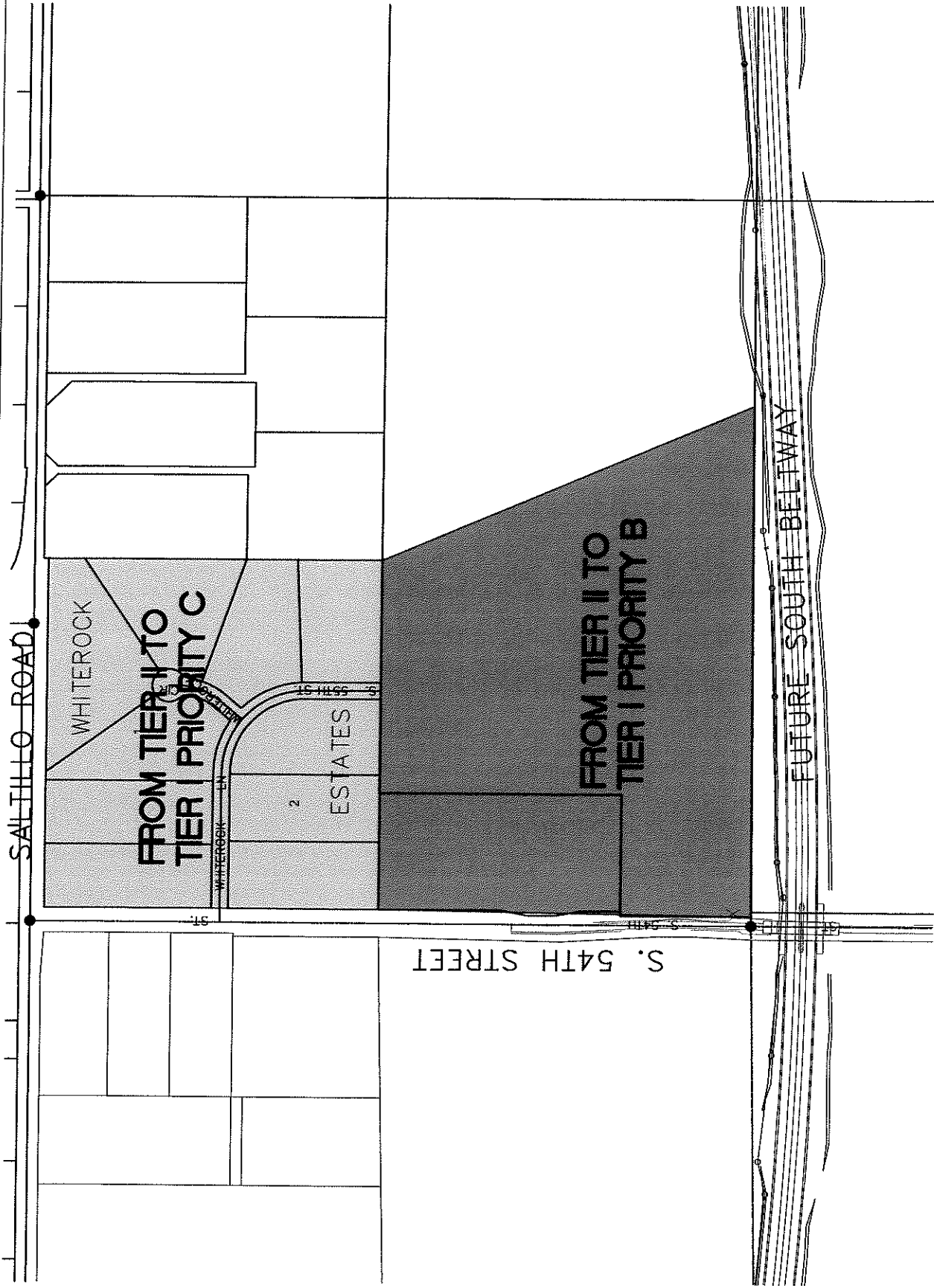
The Comprehensive Plan Amendment exhibit also details the area we would like to add to the future service limit and the tier designations we are proposing. Specifically, we are requesting a change from Tier II to Tier I - Priority B for approximately 51 acres of land on the Hornung property. We are also requesting that this land be added to the future service limit as Urban Residential. In conjunction with the extension of this sewer trunk line, some of the acreages north of the Hornung property (see exhibit) would have the option of tying into city sewer services in the future. Therefore, in consultation with staff, it has been determined that it would also be appropriate to add 35 acres of land encompassing these acreages into the Future Service Limit and designate them as Tier I – Priority C in a similar fashion as you have done with the acreage properties to the north of Saltillo along S. 56th Street. The land-use for this property is already designated as low-density urban residential in the 2030 Comprehensive Plan Draft Plan.

Please call me at (402) 434-8494 if you or the staff at Public Works has any questions regarding this request.

Sincerely,


Mike Eckert, AICP

cc: Todd and Lisa Hornung



Drawn by: jdc
 Checked by: -
 Project no.: -
 Date: 10/05/2006

COMPREHENSIVE PLAN AMENDMENT S. 54TH & SALTILLO ROAD LINCOLN, NEBRASKA



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EXHIBIT